



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक - नाशिक विभागीय पुरवणी

वर्ष - ५, अंक - ६]

सोमवार, मे २३, २०१६ / ज्येष्ठ २, शके १९३८

[पृष्ठ १३

असाधारण क्रमांक ६

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated 6th April 2016

The Maharashtra Regional and Town Planning Act, 1966.

No. TPS-3515/76/CR-74(A)/2015/UD-9.- Whereas, the Chalisgaon Municipal Council (district Jalgaon) (hereinafter referred to as "the said Municipal Council"), being the Planning Authority for the area under its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as "the said Act"), has by its Resolution No. 918, dated 12th August 2009, made a declaration under Section 23 with sub-section (1) and under Section 38 with sub-section (1) of the said Act of its intention to prepare the Revised Development Plan for the entire area within its jurisdiction and Notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as "Maharashtra Government Gazette") Part 1, Nashik Division Supplement, dated 11th March 2010 ;

and whereas, Town Planning Officer appointed under Section 24 of the said Act, after carrying out survey of the entire area within its jurisdiction, prepared existing land use map as required under Section 25 of the said Act, and thereafter prepared the Draft Development Plan of Chalisgaon (2nd Revised) and handed it over to Municipal Council, Chalisgaon for publication. The said Municipal Council Published a Notice under sub-section (1) of Section 26 of the said Act to that effect in the Maharashtra Government Gazette, Part 1, Pune Division Supplement, dated 17th October 2013 for inviting suggestions and objections in respect of the published Draft Development Plan ;

and whereas, the Planning Committee appointed under Section 28 (2) of the said Act, heard the suggestions and objections in respect of the aforesaid published Draft Development Plan received within the stipulated period ;

and whereas, after receiving and considering the Report of the Planning Committee, the said Planning Authority has submitted the said Draft Development Plan, under sub-section (1) of Section 30 of the said Act, on 11th September 2014 to the Government of Maharashtra for sanction ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, the Government, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune is of the view that it is necessary to sanction the said Development Plan within a period of six months from the date of its submission under Section 30 of the said Act or within such extended period which shall not exceed twelve months in aggregate ;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby :-

- (a) Sanctions the Draft Development Plan (Second Revised) for Chalisgaon Municipal Council, with the Schedule of Modifications appended hereto as "Schedule-A", excluding, the Substantial Modifications shown on the said Development Plan as specified in " Schedule-B" of the Notice No. TPS-3515/76/CR-74(B)/2015/UD-9, dated 6th April 2016.
- (b) Fixes the date of Implementation after one month from the date of publication of this Notification in the Maharashtra Government Gazette as the date when the Final Development Plan for area of Chalisgaon Municipal Council shall come into force.
- (c) The Development Control and Promotion Regulations for Municipal Councils and Nagarpanchayat in Maharashtra sanctioned *vide* the Government Notification No. TPS-1812/157/CR-71/12/Reconstruction No. 34/12/DP/UD-13, dated the 21st November 2013 are applicable for the area of the Chalisgaon Municipal Council for which the said Development Plan has been prepared.

2. Area of reserved sites mentioned in the Report of the aforesaid sanctioned Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.

3. The reservations/allocations/designations which do not appear in the "Schedule-A" is hereby sanctioned for the respective purpose as designated in the aforesaid sanctioned Development Plan.

4. All the Existing Roads whether shown on Plan or not, shall have the status of Existing Roads.

5. The open spaces from sanctioned layouts which are earmarked as existing open spaces (in Green Colour) on the aforesaid Development Plan are subject to changes if respective layouts are revised. If the layout is revised and if the location of open space is shown elsewhere in Residential Zone of the said Development Plan in that case it should be treated as open space of layout and then the land under existing open space from the previous layout as shown on the said Development Plan shall be treated as Residential Zone to that effect.

6. The Developed areas within the flood line shown in blue lines on the Development Plan, are included in No Development Zone. The existing user under these areas shall continue till its existence.

7. The aforesaid Final Development Plan as sanctioned by the Government shall be kept open for inspection for the public during working hours on all working days in the Office of the Chief Officer, Chalisgaon Municipal Council, Chalisgaon, district Jalgaon.

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,

Desk Officer to Government.

"SCHEDULE-A"**MODIFICATIONS SANCTIONED BY THE GOVERNMENT UNDER SECTION 31(1) OF THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966****[ACCOMPANIMENT TO THE GOVERNMENT NOTIFICATION No. TPS-3515/76/CR-74(A)/2015/UD-9, DATED 6TH APRIL 2016]
(DEVELOPMENT PLAN OF CHALISGAON)**

Sr. No.	Modification No.	Proposal as per Development Plan published under Section 26 of the said Act	Proposals as per Development Plan submitted under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications made by the Government while sanctioning the Draft Development Plan under Section 31 of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	M-1	In Survey No. 353/1-A/2 width of 12 mtr. Development Plan Road.	Width of 12.00 mtr. Wide Development Plan road is reduced to 9.00 mtr. wide.	The width of Development Plan Road is reinstated as 12 mtr. and alignment is slightly shifted towards South side as shown on Plan.
2	M-2	S. No. 41/88, Site No. 20 "Primary School and Playground".	Writ Petition is pending in High Court regarding "Site No. 20, Primary School and Playground", Government may take appropriate decision as per High Court Orders, while sanctioning the Plan.	"Site No. 20 Primary School and Playground" is deleted as per the Order passed in Writ Petition 2379 of 2014 by Honourable High Court and the land so released from the reservation is included in "Residential Zone".
3	M-3	S. No. 404 pt., "Site No. 81 "Primary School and Playground" and "Site No. 82, Playground".	Site No. 81, "Primary School and Playground", and Site No. 82, "Playground" are partly deleted and the land so released is included in "Residential Zone".	Site No. 81, "Primary School and Playground" and Site No. 82, "Playground" are deleted and land so released from the reservations is included in "Residential Zone".

SCHEDULE "A" – contd.

1	2	3	4	5
4	M-4	S. No. 353/1-A/2, 12.00 mtr. wide Development Plan Road.	S. No. 353/1-A/2, width of 12.00 mtr. wide Development Plan Road is reduced to 9.0 mtr.	The width of Development Plan Road is reinstated as 12 mtr. The 6 mtr. widening is proposed to the North side of existing 6 mtr. wide layout road as shown on the Plan.
5	M-5	S. No. 351 pt., "Site No. 98, Housing for Dishoused and EWS".	Writ Petition is pending in High Court regarding "Site No. 98, Housing for Dishoused and EWS", Government may take appropriate decision as per High Court Orders, while sanctioning the Plan.	The reservation has been lapsed as per Notice Under Section 127 of Maharashtra Regional and Town Planning Act, 1966, hence reservation is deleted and the land so released is included in "Residential Zone" as shown on Plan.
6	M-6	S. No. 256 (pt.), Site No. 52, "Burial Ground".	S. No. 52, "Burial Ground" action being taken as per the decision of the Honourable High Court.	Areas under layout open space is deleted from the reservation and designated as layout open space as shown on Plan.
7	M-7	S. No. 472, partly Public/Semi-Public use of existing School and partly Lawns.	Land uses in S. No. 472 are corrected as per existing uses.	Boundary of Existing School in S. No. 472 is corrected and remaining area is included in "Residential Zone" as shown on Plan.
8	M-8	As per the Sanctioned Modification regarding FP-234, the area shown in Industrial Zone should be shown in Residential Zone.	The Draft Development Plan is corrected as per the Modification sanctioned by the State Government regarding FP-234.	Area of F. P. No. 234 is included in "Residential Zone" as per Modification sanctioned by the State Government vide Notification, dated 21st August 2004 and subject to the conditions mentioned in the said Notification.
9	M-9	S. No. 48 pt., "Site No. 17, Playground".	S. No. 17, "Playground" in S. No. 48 is deleted and included in "Residential Zone".	Site No. 17, "Playground" is retained as per the Plan published under Section 26.

SCHEDULE "A" – *contd.*

1	2	3	4	5
10	M-10	S. No. 395 pt., 396 pt., "Site No. 87, Garden".	Northern portion "Site No. 87, Garden" admeasuring area about 7000.00 sq. mtr. is deleted from site No. 87 and is included in "Residential Zone".	"Site No. 87, Garden" is retained as per the Plan published under Section 26.
11	M-11	S. No. 316, 319, 320, 321 Industrial Zone.	Land under S. No. 316/1-A, 319, 320/1-B, 321/2-A are deleted from Industrial Zone and included in "Residential Zone".	Land under S. No. 316/1-A, 319, 320/1-B, 321/2-A are retained in Industrial Zone.
12	M-12	S. No. 5 (pt.), "Site No. 9, Garden"	Land admeasuring 4000 sq. mtr. from S. No. 5 (pt.) is deleted from "Site No. 9, garden" and included in "Residential Zone" as shown in plan.	Area under existing Primary School use is deleted from Garden, site No. 9 and shown as existing Primary School in Public and Semi-Public Zone as shown on Plan.
13	M-13	Correction of boundary of S. No. 240.	Boundary of S. No. 240 is corrected as per T. I. L. R. plan.	Boundary of S. No. 240 is corrected as per T. I. L. R. Plan.
14	M-14	S. No. 435 (pt.), "Site No. 77, Playground."	The area admeasuring 4000.00 sq. mtr. situated along Dhule Railway line and falling under site No. 77, Playground, is deleted from the reservation and included in "Residential Zone".	"Site No. 77, Playground" is retained as per Plan published under Section 26.

SCHEDULE "A" – contd.

1	2	3	4	5
15	M-15	S. No. 361 pt., 368 pt., "Site No. 95, Garden".	Area admeasuring 5300 sq. mtr. in S. No. 361 falling under "Site No. 95, Garden" is deleted from the reservation and included in "Residential Zone".	"Site No. 95, Garden" is retained as per the Plan published under Section 26.
16	M-16	S. No. 389 pt., "Site No. 86, Playground".	"Site No. 89, Playground" is partly deleted as per Honourable High Court Order and included in "Residential Zone".	The Reservation has been lapsed as per Notice under Section 127 of Maharashtra Regional and Town Planning Act, 1966, hence Reservation is deleted and the land so released is included in "Residential Zone" as shown on the Plan.
17	M-17	S. No. 19 pt., 20 pt., 45 pt., "Site No. 15, Garden".	Southern portion of the "Site No. 15, Garden" admeasuring about 8000 sq. mtr. is deleted from the reservation and included in "Residential Zone".	"Site No. 15, Garden" is retained as per the Plan published under Section 26.
18	M-18	Existing Primary School, Public/Semi-Public Zone.	All the Existing Primary Schools which are in possession of Municipal Council are shown in Public/Semi-Public Zone.	The land is designated as Public/Semi-Public Zone as shown on Plan.
19	M-19	S. No. 11 pt., 12 pt., "Site No. 13, Playground".	A triangular portion admeasuring 2300 sq. mtr. within North-East portion of "Site No. 13, Playground" is deleted from reservation and included in "Residential Zone".	"Site No. 13, Playground" is retained as per the Plan published under Section 26.

SCHEDULE "A" – contd.

1	2	3	4	5
20	M-20	S. No. 51, 52 partly included in "Residential Zone".	15.0 mtr. wide Development Plan Road in S. No. 51, 52 is shifted by 50.0 mtr. towards East side and area on West side of newly shifted D. P. Road is included in "Residential Zone".	The 15.00 mtr. wide D. P. Road is retained as per the Plan published under Section 26.
21	M-21	Location of S. No. 306 and 309 is to be corrected.	Location of S. No. 306 and 309 is corrected as per the village map.	Location of S. No. 306 and 309 is corrected as per the village map, as shown on Plan.
22	M-22	F. P. No. 262 (Area 34.5 R) High School and Playground (Site No. 75).	High School and Playground, Site No. 75.	Site No. 75, High School and Playground is deleted as per Section 127 notice and the land so released is included in "Residential Zone".

Note.—The private or rental premises designated in Public/Semi-Public Zone will continue to be in the Zone as long as Public/Semi-Public user exists, otherwise those lands shall be considered to be included in the adjoining land use Zone.

This Notification shall also be available on Government website www.maharashtra.gov.in

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Desk Officer to Government.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai - 400 032

dated 6th April 2016

The Maharashtra Regional and Town Planning Act, 1966.

No. TPS-3515/76/CR-74(B)/2015/UD-9.— Whereas, the Chalisgaon Municipal Council (district Jalgaon) (hereinafter referred to as “the said Municipal Council”), being the Planning Authority for the area under its jurisdiction under Clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”), has by its Resolution No. 918, dated 12th August 2009, made a declaration under Section 23 with sub-section (1) of Section 38 with sub-section (1) of Section of the said Act of its intention to prepare the Revised Development Plan for the entire area within its jurisdiction and Notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as “Maharashtra Government Gazette”), Part 1, Nashik Division Supplement, dated 11th March 2010 ;

and whereas, Town Planing Officer appointed under Section 24 of the said Act (hereinafter referred to as the “said Officer”) after carrying out survey of the entire area within its jurisdiction, prepared existing land use map as required under Section 25 of the said Act and thereafter prepared the Draft Development Plan of Chalisgaon (Revised) and handed it over to the said Municipal Council for publication by the said Officer. The said Municipal Council had published a Notice under Section (1) of Section 26 of the said Act to that effect in the Maharashtra Government Gazette, Part 1, Nashik Division Supplement, dated 17th October 2013 for inviting suggestions and objections in respect of the published Draft Revised Development Plan (hereinafter referred to as “the said Draft Revised Development Plan”) ;

and whereas, the Planning Committee appointed under Section 28 (2) of the said Act (hereinafter referred to as “the said Planning Committee”) to heard the suggestions and objections in respect of the said Draft Revised Development Plan received within the stipulated period ;

and whereas, after receiving and considering the Report of the said Planning Committee, the said Planning Authority has submitted the said Draft Development Plan, under sub-section (1) of Section 30 of the said Act, on 11th September 2014 to the Government of Maharashtra for sanction ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, the Government after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government is of opinion of that it is necessary to sanction the said Draft Revised Development Plan of the said Municipal Council as proposed by the Government and listed in “Schedule-A” appended hereto as shown on the Plan, verged in colour as marked as “M-1, M-2, M-3.”, Excluding same part which are listed in “Schedule B” appended hereto as shown on the Plan, verged in Pink colour and marked as EP-1, EP-2, EP-3 ;

and, whereas these “EP” Modifications being of substantial nature, are required to be republished under Section 31 of the said Act ;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act, the Government of Maharashtra hereby gives Notice for inviting suggestions/objections from the general public in respect of the Proposed Modifications as given in "Schedule-B" appended to this Notice within a period of one month from the date of publication of this Notice in the "Maharashtra Government Gazette". Further, in exercise of the powers conferred by sub-section (2) of Section 31 of the said Act, the Government hereby appoints the Joint Director of Town Planning, Nashik Division, Nashik to be the Officer to hear any person or persons in respect of such suggestions and or objections and to submit his Report to the Government ;

Any suggestions or objections may be sent in writing during the aforesaid period, to the Joint Director of Town Planning, Nashik Division, Nashik, Administrative Building, Commissioner Office Compound, Nashik Road, Nashik-422 001.

A copy of Plan showing Proposed Modifications as mentioned as "EP" and listed in "Schedule-B" shall be kept open for inspection to the general public in the Offices of the following Officers on all working days during working hours :-

- (1) The Joint Director of Town Planning, Nashik Division, Nashik.
- (2) The Assistant Director of Town Planning, Jalgaon Branch, Jalgaon.
- (3) The Chief Officer, Chalisgaon Municipal Council, Chalisgaon, district Jalgaon.

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,

Desk Officer to Government.

SCHEDULE "B"

**SUBSTANTIAL MODIFICATIONS REPUBLISHED BY THE GOVERNMENT IN RESPECT OF REVISED DEVELOPMENT PLAN OF
CHALISGAON, DISTRICT JALGAON**

**[ACCOMPANIMENT TO THE GOVERNMENT NOTICE URBAN DEVELOPMENT DEPARTMENT No. TPS-3515/76/CR-74(B)/2015/UD-9,
DATED 6TH APRIL 2016]**

Sr. No.	Excluded part	Proposal as per Development Plan Published under Section 26 of the Maharashtra Regional and Town Planning Act, 1966	Proposals as per Development Plan submitted to the Government under Section 30 of the Maharashtra Regional and Town Planning Act, 1966	Modifications which are of substantial nature as proposed by the Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966
1	2	3	4	5
1	EP-1	Site No. 371 pt., 373 pt., Site No. 94, Truck Terminus partly reservation is deleted and included in "Residential Zone".	Truck Terminus, Site No. 94	The Eastern portion admeasuring about 2.00 Hectare is retained in reservation of Truck Terminus and remaining area is proposed to be deleted and included in "Residential Zone" as shown on the Plan.
2	EP-2	Site No. 303 pt., 306 pt., Site No. 46 Primary School and Playground.	Primary School and Playground, Site No. 46.	Land bearing S. No. 309 (admeasuring area 2475 sq. mtr.) is proposed to be deleted from Site No. 46 and the remaining land bearing S. No. 303 (admeasuring area 2525 sq. mtr.) is proposed to be designated as a "Playground", Site No. 46 as shown on Plan.
3	EP-3	Site No. 91, "Secondary School and Playground", Site No. 90, "Playground", Site No. 93, "Shopping Center".	Site No. 91, "Secondary School and Playground", Site No. 90, "Playground", Site No. 93, "Shopping Center".	Site No. 91, "Secondary School and Playground", Site No. 90 "Playground" and Site No. 93, "Shopping Center" are proposed to be deleted and the lands so released are proposed to be included in "Residential Zone".

SCHEDULE "B" – *contd.*

1	2	3	4	5
4	EP-4	Site No. 121/1/1-D, Site No. 49, "Stadium and Shopping Center" (Area 2337 sq. mtr.)	Site No. 49 "Stadium and Shopping Center"	Land bearing S. No. 321/1/1-D admeasuring 2337.50 sq. mtr. is proposed to be deleted from Site No. 49 "Stadium and Shopping Center" and proposed to be included in "Residential Zone" as shown on Plan.
5	EP-5	Site No. 240/2/2/A-2 Site No. 33, "Garden" (Area 8426 sq. mtr.).	Site No. 33 "Garden"	Land bearing S. No. 240/2/2/A-2 (admeasuring 8426 sq. mtr.) is proposed to be deleted from Site No. 33, "Garden" and proposed to be included in "Residential Zone" as shown on Plan.
6	EP-6	Clarification of rules about flood line in DCR.	--	High flood line (red line) and normal flood line (blue line) are shown on the Development Plan. No construction is permitted in the area lying between river and normal flood line (blue line). In the area lying between normal flood line (blue line) and High flood line (red line) construction on stillt floor is compulsory with minimum stillt height of 2.5 mtr.

SCHEDULE "B"— contd.

1	2	3	4	5
7	EP-7	--	--	<p>A new provision is proposed to be incorporated in the Development Control Regulation as below :—</p> <p>Lands situated in No Development Zone can be developed through Town Planning Scheme for Residential purpose. Once the draft scheme is sanctioned, residential and other user shall be allowed as otherwise permissible in "Residential Zone".</p>

Note.—This Notification shall also be available on the Government website www.maharashtra.gov.in

By Order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Desk Officer to Government.

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